

Old Blacksburg Middle School Master Plan

Town of Blacksburg and
Montgomery County



plan.preserve.promote.

ARNETTMULDROW
& ASSOCIATES

Arnett Muldrow & Associates, Ltd.

- Small firm based in Greenville, SC.
- Rooted in our planning and economic development experience.
- Experience in economic development planning, market studies, marketing plans, and branding.
- Expertise in small and medium sized communities.
- Extensive Blacksburg and Virginia Experience.

Mahan Rykiel Associates

- Celebrating 29 years
- 38-person landscape architecture, urban design and planning firm, 15 LEED APs
- National and international experience
- Urban design in small, medium and large communities
- Master planning and site design/implementation

Together

- Tripp Muldrow, AICP and Tom McGilloway, ASLA have worked together since 1997 on a variety of projects and in a variety of roles.
- Much of our work has been with small to medium sized communities.
- We will be the points of contact for the project but will have the support and expertise of our offices behind us.

Biloxi, Mississippi



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ARNETTMULDROW
& ASSOCIATES



Water Street

Rue Magnolia

George Ohr Street

Lameuse Street

Highway 90

Biloxi Town
Green



Water Street

Potential
Restaurant

Rue Magnolia

George Ohr Street

Surface
Parking

Lameuse Street

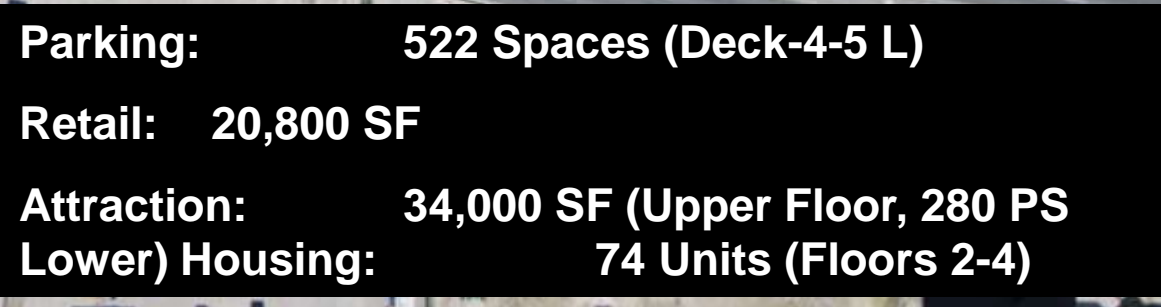
Housing

“Attraction” Site

Biloxi Town
Green

Parking:
(Surface) Housing:
(Floors 2-4)

180 Spaces
32 Units





Potential
Restaurant

Water Street

Surface
Parking

"Attraction" Site

Lameuse Street

Biloxi Town
Green

Highway 90



Potential Restaurant

Water Street

Deck Parking

“Attraction” Site

Lameuse Street

Biloxi Town Green

Highway 90



Biloxi Town
Green

"Attraction" Site

Deck
Parking

Lameuse Street

Highway 90

Anchor Square



Pascagoula, Mississippi Resource Team

Anchor Square



Pascagoula, Mississippi Resource Team

Anchor Square



Pascagoula, Mississippi Resource Team

Anchor Square



Pascagoula, Mississippi Resource Team

Cottage Row



Cottage Row



Cottage Row



Cottage Village







Baldwin Park, (Public Private Partnership with University of MD), Hagerstown, MD



North Prong Master Plan,



Exhibit C - Long-Term Revitalization
North Prong Revitalization Plan
 Salisbury, Maryland
 Draft Strategic Revitalization Plan 31 August 2008

Mahan Rykiel Associates, Inc.
 Arnett Muldrow & Associates
 McCrone, Inc.
 Murphy and Dittenhafer, Inc.



Greenville West End Master Plan

Legend

POTENTIAL DEVELOPMENT OPPORTUNITIES (Private and Public/Private Partnerships)

1. Mixed-use development with Ballpark
(Per HOK plan)
2. "Stadium Place" Mixed-Use Development
2A - 12,000 SF/FL
2B - 9,000 SF/FL
2C - 5,000 SF/FL Expansion
3. "Augusta and Main" Mixed-Use Development
3A - 29,000 SF Children's Theater
3B - 21,500 SF/FL
Development-Wrapped Deck
3C - 6,000 SF/FL
4. "University Circle" Mixed-Use Development
4A - 4,000 SF/FL
Development-Faced Deck
4B - 4,000 SF/FL
Development-Faced Deck
5. "Augusta Ridge" Mixed-Use Development
5A - 17,500 SF/FL
Development-Wrapped Deck
5B - Potential Relocated
Enoree Baptist Church
5C - Reconstruction
6. "Vardry Place" Mixed-Use Development
19,000 SF/FL
7. "Pendleton Place" Mixed-Use Development
7A - 9,000 SF/FL
Development-Faced Deck
7B - 9,000 SF/FL
Development-Faced Deck
8. Allen Temple Expansion/Mixed-Use
Opportunity
4,500 SF/FL Development-Faced Deck
9. "Markley Crossroads" Mixed-Use Development
11,000 SF/FL
10. "Markley Place" Mixed-Use Development
9,500 SF/FL
11. "Wardlaw Place" Mixed-Use Development
11A - 10,000 SF/FL
11B - 8,000 SF/FL
12. South Main Street Infill Development
2,500 SF/FL
13. Oneal Street Mixed-Use Development
11,000 SF/FL
14. Rhett Street Infill Development
15,500 SF/FL

PUBLIC REALM IMPROVEMENTS

15. South Main Street Streetscape-
"Garden District"
(Per West End Streetscape
Master Plan)
16. Markley Street Streetscape
(Per West End Streetscape
Master Plan)
17. Field Street Streetscape /
University Ridge Extension
(Per University Ridge Extension
Alternate Route Assessment)
18. Augusta Street Streetscape
(Per West End Streetscape
Master Plan)
19. Wardlaw Street Extension
and Streetscape
(Per Sector Plan/
West End Streetscape Master Plan)
20. Oneal Street Pedestrian Connection
21. University Street Streetscape
22. Vardry Street Cul-de-Sac
(Per University Ridge Extension
Alternate Route Assessment)
23. Future Greenway Connection



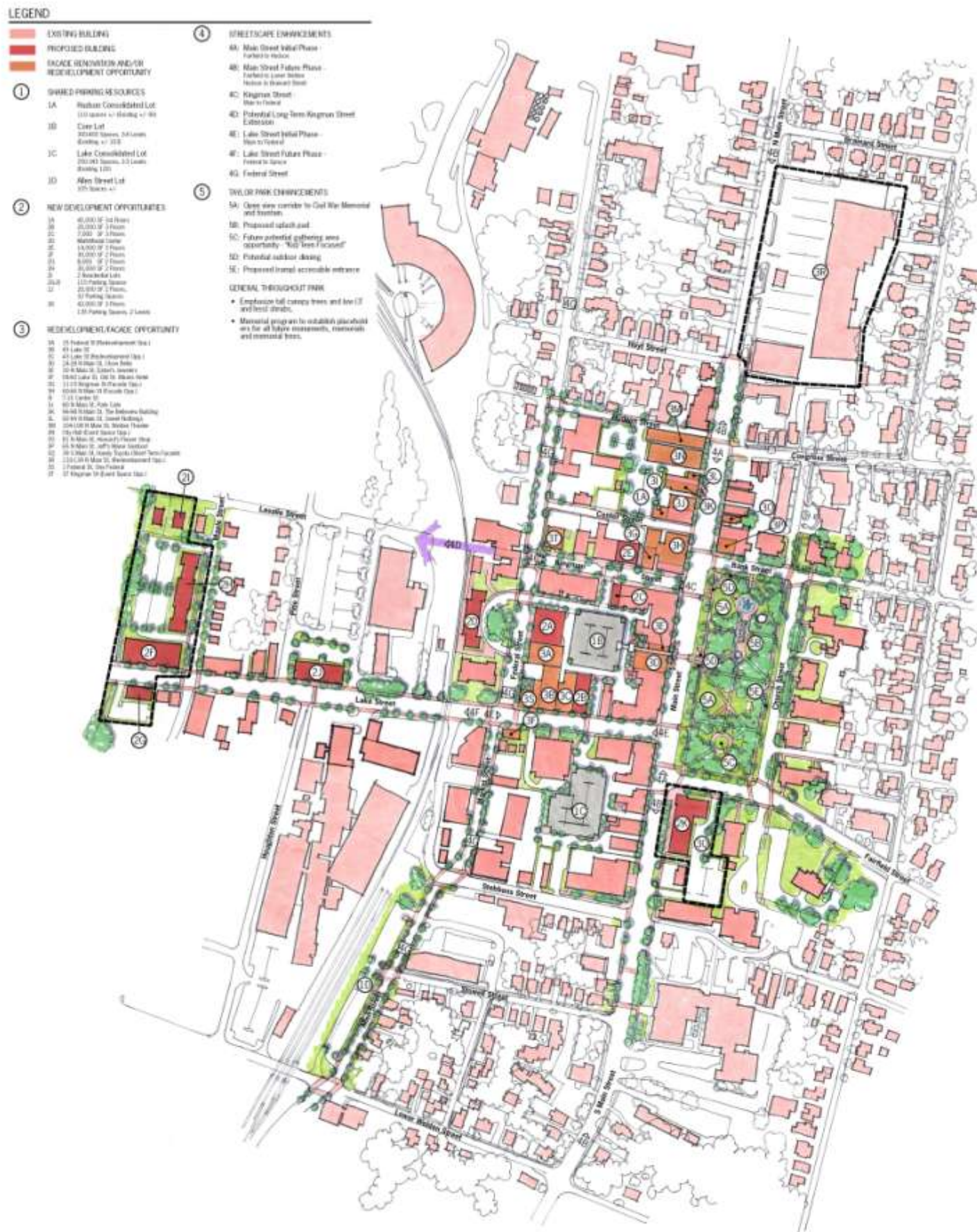
WEST END MASTER PLAN UPDATE

ILLUSTRATIVE MASTER PLAN

GREENVILLE, SOUTH CAROLINA
DECEMBER 17, 2004

ARNETT MULBROW ASSOCIATES Greenville, SC
MAHAN RYKIEL ASSOCIATES Baltimore, MD
SPRAGUE + SPRAGUE CONSULTING ENGINEERS Greenville, SC

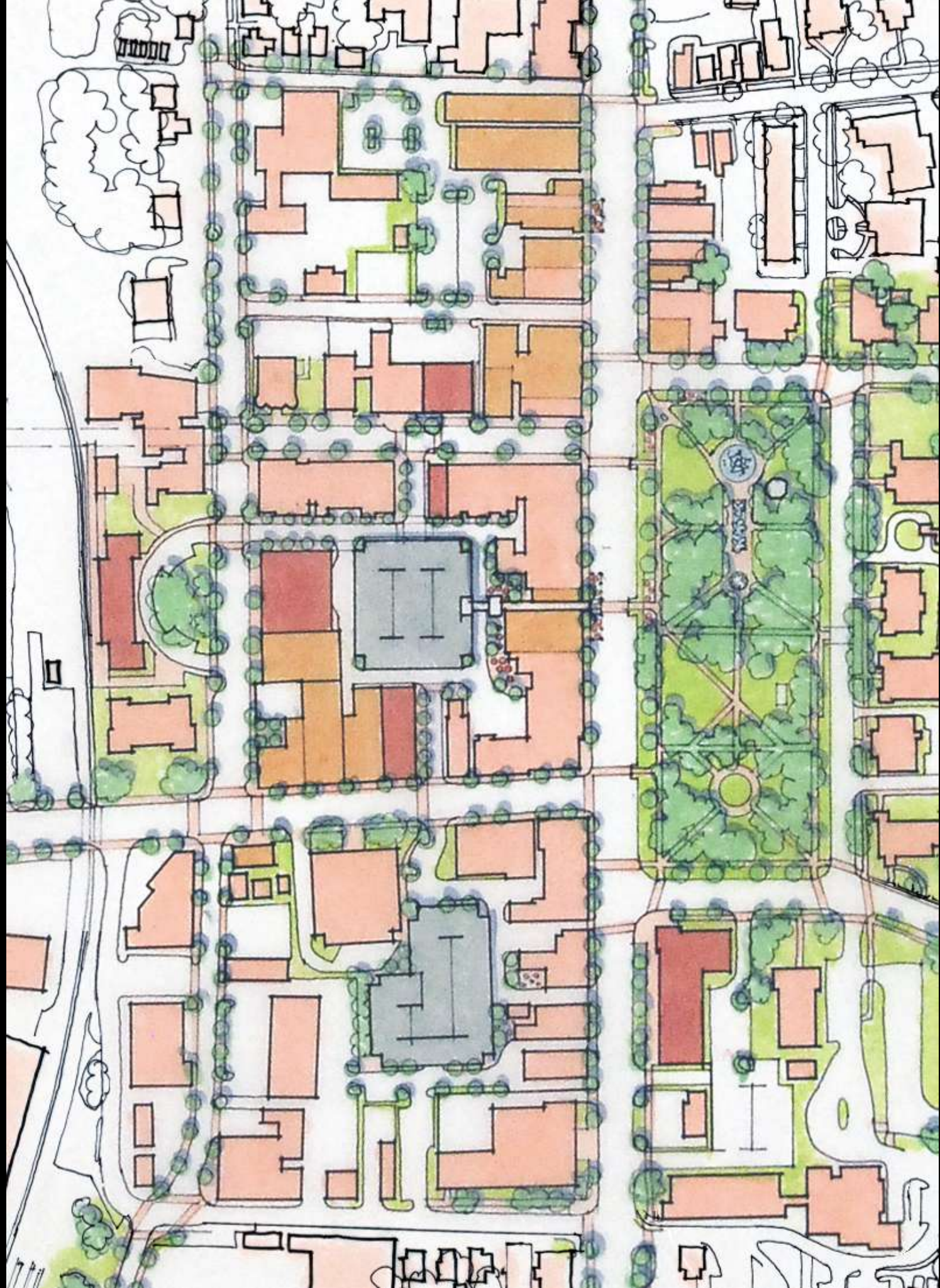
St. Albans, Vt.

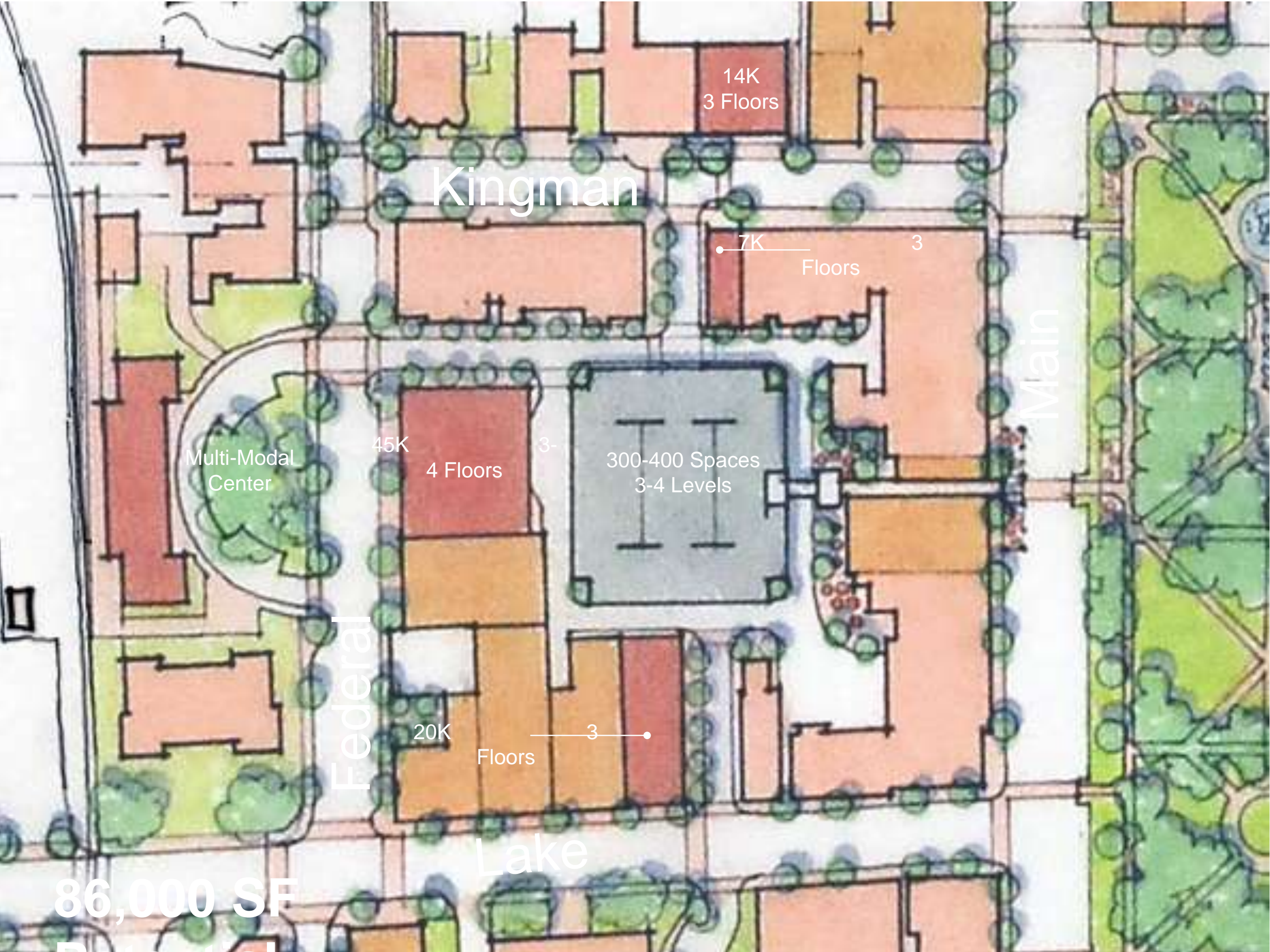
DOWNTOWN MASTER PLAN
St. Albans, Vermont

Arnett Muldrow & Associates • Mahan Rykiel Associates • Community Design Solutions

JUNE 22, 2009







Kingman

14K
3 Floors

7K
Floors

3

Main

Multi-Modal
Center

45K
4 Floors

3-

300-400 Spaces
3-4 Levels

Federal

20K
Floors

3

Lake

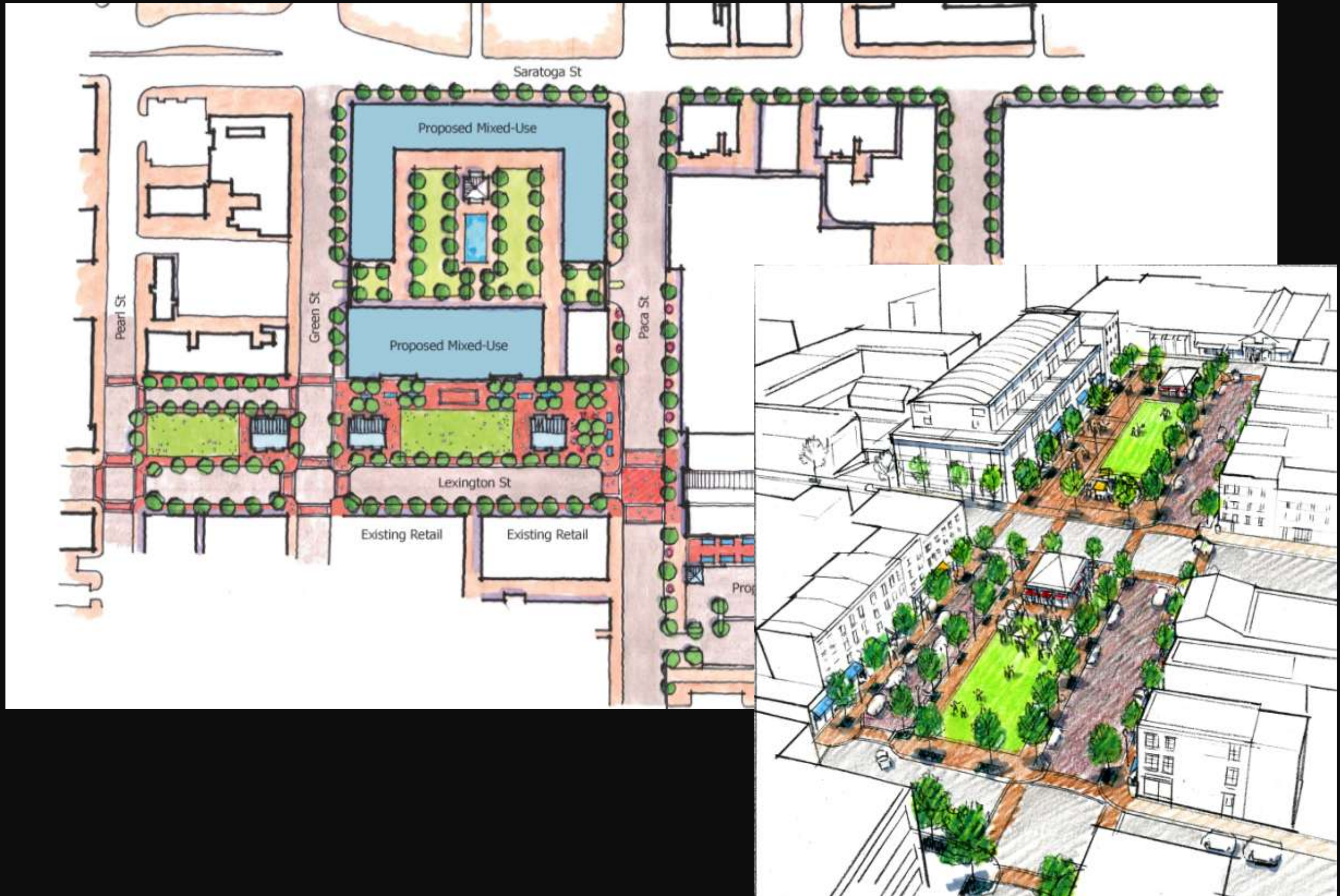
86,000 SF



One Light Street, Baltimore, MD (Downtown Public Space Plan)



Lexington Market Mixed Use, Baltimore, MD (Downtown Public Space Plan)



Legacy Village, Cleveland, OH



Virginia Commonwealth University Pedestrian Study, Richmond, VA

MASTER PLAN OPPORTUNITIES

The following study focuses primarily on the pedestrian movement from Grace Street to Franklin Street between Shafer and Laurel Streets within the larger context of the VCU Monroe Campus. In keeping with the goals outlined in the 2004 VCU Master Site Plan, the new student housing, parking and proposed retail in this location together present a unique opportunity for establishing a linkage between the campus expansion into the commercial district to the north, the residential areas, and the academic core of campus to the south. Through the various streetscape and intersection improvements proposed in this study, these three key areas (see adjacent plan) will be critical in helping to reinforce the campus identity and pedestrian connectivity along the north/south spine.

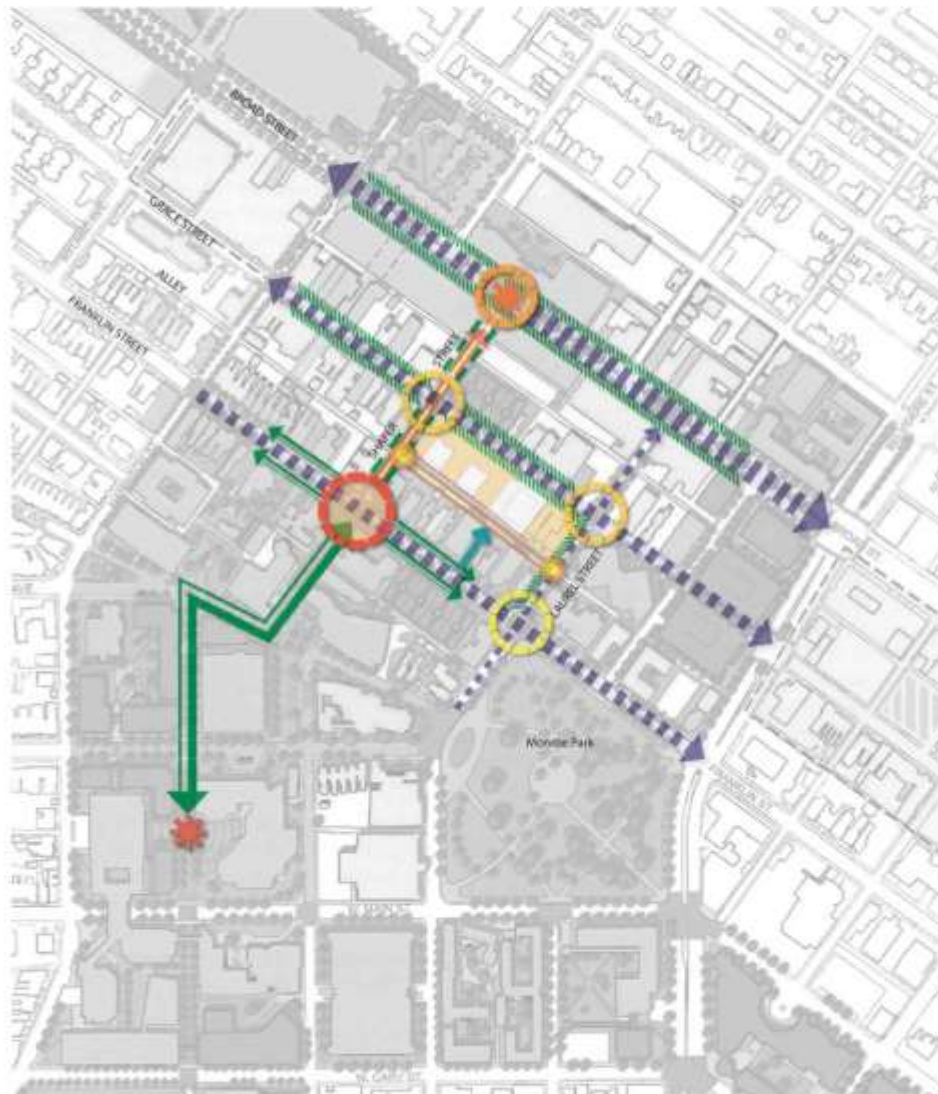
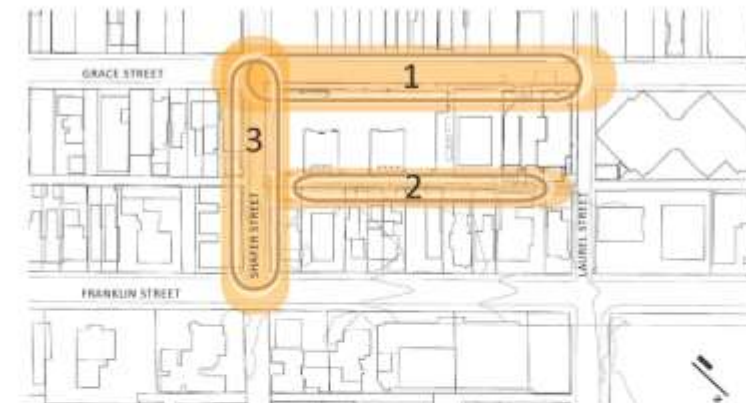


DIAGRAM KEY

- Destinal nodes where campus pedestrian traffic is directed
- Primary pedestrian gateway to VCU Academic Core of campus
- Major transitional gateway where commercial meets campus residential; opportunity to enhance intersection with uniform planting, paving and bumpouts for traffic calming
- Opportunity for minor transitional gateway/ intersection improvements
- Future gateway to Monroe Park and academic expansion
- Potential for paving improvements and traffic calming at alley corridor
- Opportunity to enhance views and establish select clear pedestrian connections from Franklin St. to student housing
- Existing streetscape along Shafer lacks consistency in terms of sidewalk width and street tree planting
- Opportunity to create strong transitional N-S pedestrian spine along Shafer Street
- Streetscape enhancements proposed at study area and beyond
- Major pedestrian corridor/spine with consistent paving/planting treatment
- Existing Franklin Street streetscape provides spatial continuity
- Existing Traffic Patterns

OPPORTUNITIES & CONSTRAINTS DIAGRAM
Scale: NTS



STUDY AREAS (NTS)



Study Area 1 : W. Grace Street from Shafer to N. Laurel



Study Area 2 : Cobblestone Alley from Shafer to N. Laurel



Study Area 3 : Shafer Street from Grace to Franklin

EXISTING CONDITIONS

FINAL DRAFT

VIRGINIA COMMONWEALTH UNIVERSITY - MONROE PARK CAMPUS
Richmond, Virginia



MRA 10.15.10

Site Assessment

Charles Commons (Johns Hopkins/Charles Village)



West Lafayette Strategic Plan Update 2010



Strategy for Economic Development



Strategy for Community Facilities and Infrastructure



Strategy for Neighborhood Vitality



Strategy for Community Relations

Value of the Master Plan

- Allows for extensive public input.
- Leverages highest potential return on the property.
- Ability to phase improvements over time.
- Way to coordinate public versus private investments/amenities/uses on the site.
- Allows the project to transition between downtown and adjacent surroundings.